

**Minutes  
Hampden Town Council  
Community Services Committee  
April 03, 2007 @ 6pm**

The meeting of the Hampden Town Council Community Services Committee was called to order at 6:15 p.m. on Tuesday April 03, 2007, at the Hampden Municipal Building by Chairman Tom Brann.

Councilor Thomas Brann, Chairman  
Councilor Matthew Arnett  
Councilor Shannon Cox  
Councilor Ed Murphy  
Gretchen Heldmann, GIS/IT Specialist  
Kurt Mathies, Recreation Director  
Bob Osborne, Town Planner  
Bion Foster, Economic Development Director  
Donald Katnik, Conservation Commission  
Gayle Zydlewski, Cove Brook Watershed Council  
Andre Cushing  
Nancy Chaiyabhat  
Jim Feverston  
John Mahoney  
David Caliendo  
Chris Shrum, EMDC  
Alison Barker, EMDC  
Greg Miller  
Mike Avery

Jim Gilbert, CBWC  
Donna Gilbert, CBWC  
Judy Rusk, CBWC  
Susan White, CBWC

**1. Introductions of new people.**

Introductions were made for all present at the beginning of the meeting, as it was a joint meeting from 6-7pm with the Cove Brook Watershed Council for our guest speaker, Ciona Ulbrich.

**2. New Business**

**A. Ciona Ulbrich, Maine Coast Heritage Trust- Guest Speaker**

Ciona gave an informative presentation on the MCHT and other land trust information. A separate document with general notes from this part of the meeting is available on the Town of Hampden website, under the Community Services Committee- Interesting Documents section.

## **B. Comp Plan Discussion**

Shannon Cox was introduced as Facilitator for these discussions to ensure that all views are fairly and accurately represented.

It was noted that there are many competing interests and needs, and that all need to be considered in the planning process. Industrial development investments have already been made, there are organized and unorganized recreation needs, natural resource constraints, etc.

Bob Osborne gave the following info about the "LL Bean" parcel: Large deer wintering area (DWA), where the upland part is developable and the lowland is not because it is too wet. There is Dept. of Transportation permitted access onto 202 for this lot.

Tom Brann mentioned we should look at the possibility of having redundancy in the sewer line up Coldbrook Rd if we are to expand economic base along that road. He also mentioned we need to pay attention to our gravel aquifers near the Marina and in the western part of town, as well as pay attention to the need for a town forest area. This could be accomplished by land trades along natural resource constraints rather than parcel boundaries. The northeast area of the DWA is a 10ac open quarry on a 6yr. development at which time it has to close.

Bion Foster stated the main objectives of the Economic Development Committee:

- 1) Expand Business Park
- 2) Coldbrook Rd. re-zone to accommodate traffic flow a.m. vs. p.m. businesses
- 3) Waterfront area
- 4) Four mile square: Hampden educational campus, old campus could be turned into small businesses or recreation center. FMS also ideal place for affordable housing due to smaller lot zoning constraints in Res. B zone.

Kurt Mathies reported on his meeting with key recreation people in town regarding organized sports. Their best estimate due to an ever expanding population and increasing numbers of kids involved in little league sports, etc- is that they need approximately 50 acres in order to have enough room to build sports fields of various types, mostly little league fields. This calculation was based on state recommendations and comparisons to similar towns. This 50 acres is needed in addition to current stock of fields, which includes fields that the town does not actually own, like the fields on Coldbrook Rd owned by the Bouchards. It was noted that there would be some increased cost in order to maintain these fields, but that would be partially offset by fundraising and registration fees. Andre Cushing noted that we should just go with the 50 acres as a benchmark goal and not get bogged down with other minutiae discussion.

Chris Shrum talked about natural resource constraints to development, natural resources as assets, traditional recreational uses, and importance of land to natural resource views as well as economic development views.

Don Katnik noted that while setting aside the wet lowland part of the DWA for habitat issues was great, it still did not solve the unorganized recreation needs, because it was also unsuitable for that. He noted that most of the time when open space is set aside it is the wet areas that are not useful for recreation, and that we

need to pay keen attention to that issue and resolve it.

Much discussion ensued about the "LL Bean" parcel and the DWA, and it was noted that walking trails could go through the area and connect to Coldbrook Rd but only be used by emergency service vehicles if needed. Sewer and water were acceptable to all to pass through that area as long as it was allowed to grow over after installation. The deeded access on 202 was agreed to be useful to split to the Business Park proposed expansion and a parking area for walking trails. Emphasis was made by all to retain visual buffers/ vegetative screening along 202 to maintain the green rural feel.

Bob Osborne thought it would be helpful to create FAQ sheets for DWA, vernal pools, Shoreland zones, etc. Shannon Cox agreed, noting that the importance of vernal pools is often overlooked.

Bion Foster pointed out that Coldbrook Rd is envisioned as a retail area, as well as the waterfront. He also stated that the visions for the new MSAD22 building are to make it a community-oriented building, not just an academic building.

#### **4. Adjournment.**

The meeting was adjourned at about 9:30pm. Next meeting April 16<sup>th</sup> 7pm. Chris Shrum noted that we would be able to come to some agreement about this area of town, and have a target end time of 9pm.

Respectfully submitted,

Gretchen Heldmann  
GIS/IT Specialist

